



MEMORANDUM
City of Beaverton
Community Development Department

To: Interested Parties
From: City of Beaverton Planning Division
Date: Thursday, March 14, 2013
cc: DR2012-0113 & SDM2013-0001
Subject: ***Notice of Decision for Vernier Building Expansion***

Please find attached the notice of decision for DR2012-0113/SDM2013-0001 Vernier Building Expansion. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for DR2012-0113/SDM2013-0001 Vernier Building Expansion is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250, as established by resolution of the City Council.

The appeal closing date for DR2012-0113/SDM2013-0001 Vernier Building Expansion is Tuesday, March 26, 2013.

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed at the Beaverton Planning Division, Community Development Department, 2nd Floor, City Hall, 4755 SW Griffith Drive between 7:30 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. For more information about the case file, please contact Jana Fox, Associate Planner, at (503) 526-3710.



STAFF REPORT

DATE: March 14, 2013

TO: Interested Parties

STAFF: Jana Fox, Associate Planner

PROPOSAL: **DR2012-0113 & SDM2013-0001 (Vernier Building Addition)**

LOCATION: 13979 SW Millikan Way
Tax Lot 300 on Washington County Tax Assessor's Map
1S1-09CD

SUMMARY: The applicant is seeking approval of a 16,265 square foot building expansion and associated site improvements. The proposed expansion is two stories in height and includes a roof top patio. The subject site is located at 13979 SW Millikan Way which contains an existing single story, approximately 30,000 square foot commercial building.

APPLICANT: Novak Architecture, Inc
Attn: Terry Novak
6975 SW Sandburg St, Suite 320
Portland, OR 97223

PROPERTY OWNER: Vernier Properties
Attn: Brian Gilstrap
2351 NW Westover Road
Portland, OR 97210

DECISION CRITERIA: Development Code Sections 40.03 *Facilities Review and*
40.15.15.3.C *Design Review Two*, 40.58.15.C *Sidewalk Design*
Modification

RECOMMENDATIONS: **Approval of DR2012-0113 & SDM2013-0001 (Vernier Building Expansion)**, subject to conditions identified at the end of this report.

Key Application Dates

<u>Applications</u>	<u>Submittal Date</u>	<u>Deemed Complete</u>	<u>Final Written Decision Date</u>	<u>240-Day*</u>
DR2012-0113	November 21, 2012	February 11, 2013	March 14, 2013	October 09, 2013
SDM2013-0001	January 25, 2013	February 11, 2013	March 14 2013	October 09, 2013

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Existing Conditions Table

Zoning	Station Community-Employment (SC-E) Sub-Area 1	
Current Development	Vernier Software Building	
Site Size	2.45 acres	
NAC	Central Beaverton	
Comprehensive Plan	Land Use: SC (Station Community)	
Surrounding Uses	Zoning <u>North:</u> Washington County Interim (WAcnty) <u>South:</u> Station Community-High Density Residential (SC-HDR) <u>East:</u> Station Community-Employment (SC-E) <u>West:</u> Washington County Interim (WAcnty)	Uses <u>North:</u> Parking <u>South:</u> Trailer Park & Multi-Family Housing <u>East:</u> Industrial <u>West:</u> Industrial

DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

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<u>Attachment A:</u> Facilities Review Committee Technical Review and Recommendation Report.	FR1 – FR11
<u>Attachment B:</u> DR2012-0113 Design Review Two Analysis and Findings	DR1 – DR9
<u>Attachment C:</u> SDM2013-0001 Design Review Two Analysis and Finding	SDM1-SDM3
<u>Attachment D:</u> Conditions of Approval for DR2012-0113 & SDM2013-0001	COA1 – COA6

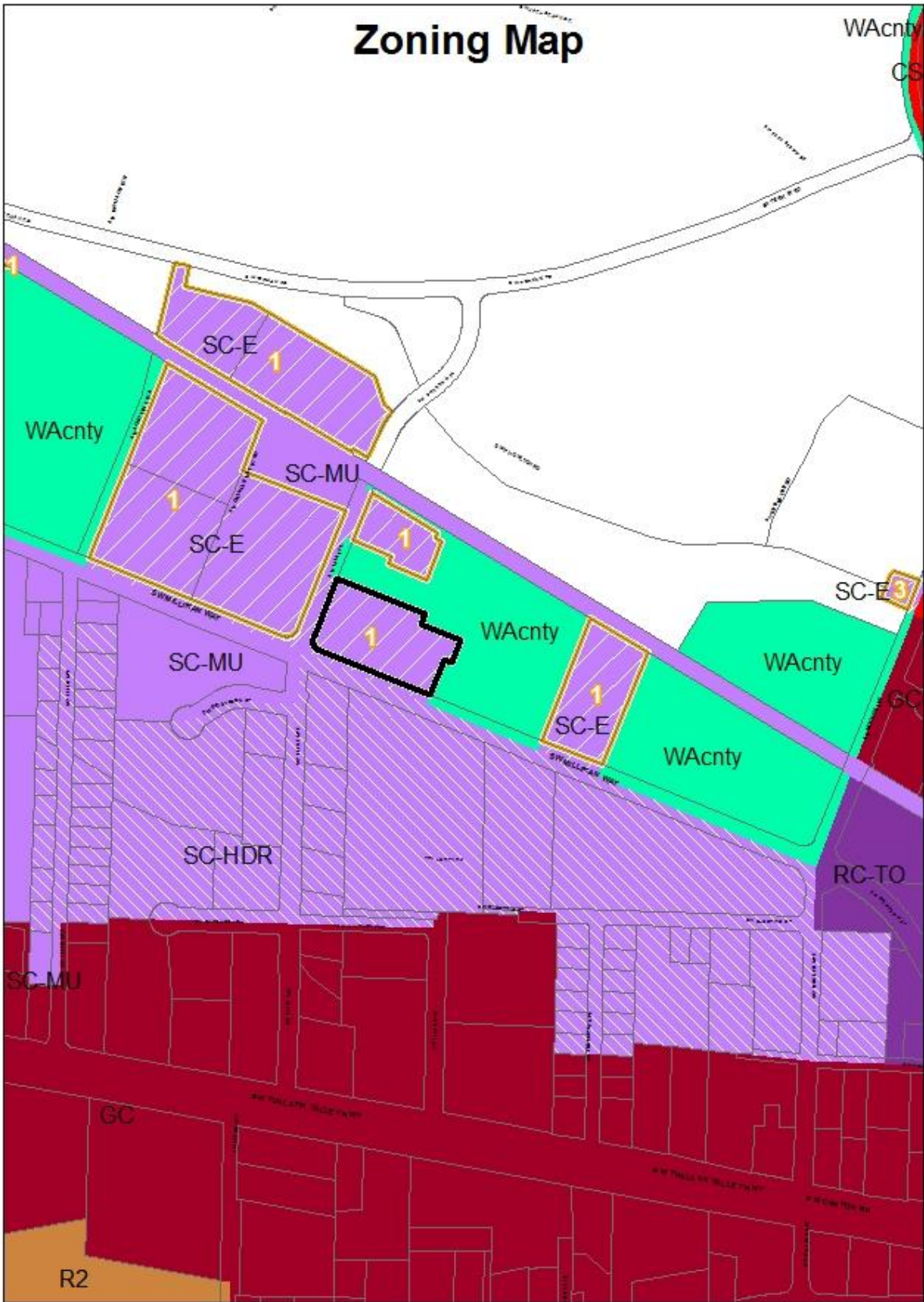
EXHIBITS

Exhibit 1 Materials Submitted by Staff

- 1.1 Zoning Map (page SR-5)
- 1.2 Aerial Map (page SR-6)

Exhibit 2. Public Comments

None received





**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
Vernier Building Expansion
DR2012-0113 / SDM2013-0001**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted applications as identified below:

- **All eleven (11) criteria are applicable to the submitted Design Review application as submitted.**
- **Facilities Review criteria do not apply to the Sidewalk Design Modification application.**

A. All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. Critical facilities are currently located on site to serve the existing building. Existing facilities and services on site are sufficient to serve the proposed expansion.

Water Service is provided to the site by Tualatin Valley Water District (TVWD). The applicant must obtain any necessary permits or approvals relating to water service from TVWD.

Proposed stormwater drainage has been identified and described in the applicant's narrative and plans. Public Works staff had to research the existing storm drainage system currently serving site with this design review application. After video pipe scans provided by the applicant's team and construction records were examined, it was determined that the site is currently served by an extensive private sewer system originally constructed for the Tektronix Industrial campus in the 1960's. When this lot was created in April of 1999 by the recording of the Tektronix Business Park plat, a number of plumbing code violations were created. These violations were not required to be corrected by

Washington County or Clean Water Services. The area was subsequently annexed into Beaverton.

Service to the Vernier site is currently provided by a private storm sewer system located on the lot to the north. Plumbing code and engineering design standards in place since the 1980's do not allow new development or redevelopment to exacerbate a non-conforming storm or sanitary sewer plumbing service, including private systems that cross property lines (EDM Chapter 3, Section H. (Ordinance 4417)).

The closest existing public storm system that can provide adequate storm water drainage service to this site is approximately 275 feet to the north within SW 141st Place. This public storm system was constructed by Tri-Met with the Westside Light Rail Project and accepted by Clean Water Services as a public storm drainage system to convey surface and ground water under the light rail tracks and discharge flows to Beaverton Creek.

In order to make a finding of adequate public storm drainage service, a condition of approval has been written to require an off-site extension of the existing public storm sewer within SW 141st Place to the site's frontage as a public system. Public Works Department staff will administer this condition to assure adequate storm drainage provision to the new building addition and other site modifications proposed. They will also coordinate with Building Division staff to assure compliance with all engineering and State plumbing code requirements.

To ensure appropriate design and construction of the essential facilities including but not limited to utility connections, access to manholes and structures, maintenance requirements, and associated construction and utility phasing plans, the Committee recommends conditions of approval the Design Review application.

A trip generation analysis, dated December 19th 2012 and prepared by Lancaster Engineering, has been submitted with the application. The analysis shows that the proposal does not exceed the Transportation Impact Analysis threshold (200 trips per day on average) of the Beaverton Development Code. Therefore the proposal will have a nominal impact on the transportation system and all critical transportation facilities in the vicinity are found to have adequate capacity to serve the proposal.

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). Comments and conditions of approval have been received from TVF&R. Conditions of approval submitted by TVF&R are included herein. Staff also cites the findings for Criterion H hereto regarding fire prevention.

The Committee finds that the development will provide required critical facilities, as conditioned. Therefore, the Committee finds the proposal meets the criterion for approval.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- B. Essential facilities and services are available, or can be made available, with adequate capacity to serve the development prior to occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five years of occupancy.***

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. The applicant’s plans and materials were forwarded to City Transportation staff, City Police Department, and Tualatin Valley Fire and Rescue.

Beaverton School District was not routed plans as the proposal does not include residential development which would impact school enrollment.

The City of Beaverton Police will serve the development site. The Police Department has submitted no comments or recommendations to the Facilities Review Committee.

Essential street facilities are available to serve the site as proposed. No traffic mitigations are required.

Tri-Met will serve the development site. The site is most directly served by bus line 62 on SW Millikan Boulevard and MAX Blue Line at the Millikan Way MAX Station, just to the north of the subject site.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- C. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject proposal. ...***

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Station Community-Employment (SC-E) zone as applicable to the above mentioned criteria. As demonstrated on the chart, the development proposal meets all applicable standards of the zone. No Variance or Adjustment applications were submitted with this proposal.

FINDING: Therefore, the Committee finds that the proposal meets the criterion.

- D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Regulations) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Regulations), are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, in response to the above mentioned criteria. Staff will provide findings for the applicable Design Review Standards, Code Section 60.05 within the Design Review section of the staff report.

Section 60.30 Off-Street Parking

The proposal meets the off-street parking requirements for motor vehicles. The proposal includes a total of ninety seven parking stalls which comprise of eighty-eight standard parking stalls, three ADA stalls, three electric vehicle station stalls, and three ZIP car stalls. The existing building and proposed expansion require a total of eighty-eight parking stalls: forty-two stalls for the existing manufacturing and warehouse uses (1.6 spaces per 1000 sq. ft. for manufacturing, 0.3 spaces per 1000 sq. ft. for warehouse) and forty-six stalls for the new office portion (3.3 spaces per 1000 sq. ft for office).

The proposal does not address the short-term and long-term bike parking standards of 60.30. Staff recommends that as a condition of approval the applicant submit a revised plan that demonstrates compliance with the bicycle parking standards contained in Section 60.30.10.5.B of the Beaverton Development Code.

Section 60.55 Transportation Facilities

Traffic

A trip generation analysis, dated December 19th 2012 and prepared by Lancaster Engineering, has been submitted with the application. The analysis shows that the proposal does not exceed the Transportation Impact Analysis threshold (200 trips per day on average) of the Beaverton Development Code. Therefore the proposal will have a nominal impact on the transportation system and all critical transportation facilities in the vicinity are found to have adequate capacity to serve the proposal.

Street, Bicycle, and Pedestrian Connections

Existing street, bicycle, and pedestrian connections adjacent to the site provide adequate connections to surrounding areas.

The Comprehensive Plan does not call for new street connections through or adjacent to the development site. No additional street connections are recommended.

Millikan Way includes an existing striped bike lane along the frontage of the development site. No bike lane exists along the 141st Avenue frontage however,

adequate right-of-way exists to accommodate a shared northbound travel way. No additional bicycle connections are recommended.

The proposal includes new sidewalk along a portion of the Millikan Way frontage, and sidewalk exists along the 141st Avenue frontage. The applicant has proposed an eight foot wide sidewalk along Millikan Way, which requires Sidewalk Design Modification approval. A Sidewalk Design Modification has been submitted and is pending approval by the Director. The proposal shows on-site pedestrian connections extending from the new building to the Millikan Way frontage. No pedestrian connection exists from the north entrance to the site from 141st Avenue where transit users are likely to enter the site. Staff recommends a condition of approval that add a 5-foot wide paved pedestrian pathway. The pathway is to provide access to/from the sidewalk along SW 141st Avenue so that pedestrians can avoid walking through vehicle drive isles. to provide access which does not require walking through vehicle drive isles.

Street Width

The right of way along 141st Avenue is about sixty feet wide, with a thirty two foot paved width and parking on the west side of the street. The right-of-way along Millikan Way is about eighty feet wide, with a forty foot paved width, no parking, and striped bike lanes. Both frontages are found to have adequate right of way width that meets the collector street standards contained in the Engineering Design Manual. No right of way dedication is recommended.

Access

The proposal does not modify the existing driveway approach on Millikan Way located approximately two hundred and twenty feet from the Millikan/141st intersection, and about one hundred eighty feet from the existing driveway approach on Millikan Way. Therefore the proposed driveway approach meets or exceeds the minimum required one hundred eight foot intersection spacing distance per the Engineering Design Manual. No new access or modification to the existing driveways is required.

Transit

The nearest transit facility is located at the Millikan Way MAX Station, which is about 200 feet from development site. No known transit improvements are planned for the vicinity. The scope of the proposal does not warrant requiring new transit facilities. No transit facilities are recommended.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover,***

garbage and recycling storage areas and other facilities not subject to maintenance by the City or other public agency.

The applicant is proposing to construct an addition for an existing building. The proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

FINDING: Therefore, the Committee finds that the proposal meets the criterion.

F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.

The site will have safe and efficient vehicular and pedestrian circulation patterns, in conformance with Development Code Section 60.55.25. The applicant proposes to add additional pedestrian pathways to and through the site. There is no direct pedestrian connection between 141st Avenue where users who utilize light rail would enter the site and the facility entrance to the north. In order to address this prior to site development permit issuance the applicant must provide a plan showing a minimum five foot wide paved pedestrian path (pervious paving materials which are ADA accessible are acceptable) from 141st at the south side of the driveway entrance to the rear building entry. No changes to existing vehicular access or drive isles are proposed. Please refer to findings under criterion D.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.

The site's vehicular and pedestrian circulation system connects to the surrounding circulation system in a safe, efficient, and direct manner, in conformance with Development Code Sec 60.55.25. Please refer to findings under criterion D.

FINDING: Therefore, the Committee finds that the proposal meets the criterion.

H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

Preliminary comments and conditions of approval have been received from Tualatin Valley Fire and Rescue District (TVF&R). Specific details regarding fire

flow and hydrant placement will be reviewed for flow calculations and hydrant locations during site development and building permit stages.

The Committee concludes that, subject to meeting the conditions of approval the site can be designed in accordance with City codes and standards and provide adequate fire protection.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from hazardous conditions due to inadequate, substandard or ill-designed development.

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

The applicant states that the proposed grading and contouring of the site will have no adverse effects on adjacent and that the additional enhancements on the site will be constructed to provide property drainage treatment. The applicant has provided a storm water report for the subject site that addresses these issues.

The applicant must show compliance with Site Development erosion control measure at the time of Site Development permit issuance.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Conformance with the technical design

standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals. The Committee finds that as proposed, the street sidewalks and walkways internal to the development appear to meet applicable accessibility requirements and through the site development and building permitting reviews will be thoroughly evaluated. Therefore, the Committee finds that by meeting the conditions of approval, the site will be in conformance with ADA requirements, and would thereby be in conformance with Development Code Section 60.55.65 and the criterion will be met.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

L. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

The applicant submitted the applications on January 11, 2013 and was deemed complete on February 12, 2013. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

FINDING: Therefore, the Committee finds the proposal meets the criterion for approval.

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
Station Community-Employment (Sub-Area 1) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.20.20 (Station Community-Employment, Sub-Area 1)			
Use- Permitted	Office,	Office, lunchroom, workout room, other accessory uses.	YES
Development Code Section 20.20.15			
Minimum Lot Area	none	n/a	YES
Minimum Lot Dimensions			
Width	none	n/a	YES
Depth	none	n/a	
Minimum Yard Setbacks			
Front	0	n/a	YES
Side	none	n/a	
Rear	none	n/a	
Minimum & Maximum Floor Area Ratio (FAR)	Minimum: 0.35 Maximum: 2.0	0.43	YES
Minimum yard setback when abutting single family residential zone	20', when not separated by a public street.	No single-fam. residential zone abuts subject site	n/a
Maximum Front Setbacks abutting a Major Pedestrian Route (MPR)	Governed by Design Review	The site abuts major pedestrian routes on two sides and will be addressed through design review.	SEE DR FINDINGS
Minimum Building Height	Governed by Design Review along an MPR	See DR Findings	SEE DR FINDINGS
Maximum Building Height	100 feet	Approximately 32 feet	YES

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Addition to an industrial building in a multiple-use zone.	Refer to DR findings
Development Code Section 60.07			
Drive-Up window facilities	Requirements for drive-up, drive-through and drive-in facilities.	No drive-up window facilities are proposed.	N/A
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	No floodplain exists on site.	N/A
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development credits are requested.	N/A
Development Code Section 60.15 – Land Division Standards			
Land Division Standards	Land Division Standards	No land division is proposed.	N/A
Development Code Section 60.25 – Off Street Loading			
Loading Facilities	No loading facilities are required for this use.	No loading facilities are proposed	N/A
Development Code Section 60.30 – Off-Street Parking			
Off-street motor vehicle parking Parking Zone A Required Bicycle Park	Vehicle Parking <u>Manufacturing</u> 1 .6 /1000 sq. ft = 41 req. spaces <u>Warehouse</u> 0.3 / 1000 sq. ft. = 1 req. space <u>Office</u> 3.3 / 1000 sq. ft. = 46 req. spaces <u>Total</u> 88 required parking spaces Bike Parking <u>Manufacturing</u> 0 short term / 2 long term <u>Warehouse</u> 0 short term / 2 long term	<u>Vehicle Parking</u> 99 spaces provided <u>Bicycle Parking</u> Applicant does not address bicycle parking. Applicant is conditioned to provide a plan showing compliance with bicycle parking requirements prior to Site Development Permit Issuance.	YES w/ COA

ATTACHMENT A

	Office 2 short term / 2 long term		
	Total 2 short term / 6 long term		
Compact Spaces	20% of required parking spaces can be compact spaces	Applicant does not propose to modify existing parking	N/A
Development Code Section 60.55 - Transportation			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	No modifications to transportation facilities are proposed.	N/A
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	The applicant proposes to remove 4 or less community trees this calendar year.	N/A
Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	The applicant states that all proposed power and telecommunications lines will be placed underground. To ensure the proposal meets requirements of this section, staff recommends a condition requiring undergrounding completion prior to occupancy.	Yes- with COA

DR2012-0113 SDM2013-0001 Vernier Building Expansion

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority in APPROVING the proposal, adopt the following conditions of approval:

[The Conditions of Approval recommended by the Facilities Review Committee have been incorporated into the Conditions of Approval found in Attachment C of this Staff Report.]

ANALYSIS AND FINDINGS FOR DESIGN REVIEW TWO APPROVAL DR2012-0113

Section 40.20.15.2.C Approval Criteria

In order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. ***The proposal satisfies the threshold requirements for a Design Review Two application.***

Facts and Findings:

The applicant's request to construct a 14,500 square foot addition to an existing industrial building in a multiple use zone which meets threshold #5 for a Design Review Two application:

Building additions in Residential, Commercial, or Multiple Use zones less than 30,000 gross square feet of floor area that do not qualify for consideration under the Thresholds for Design Review Compliance Letter.

Therefore, staff finds that the proposal meets the criterion for approval.

2. ***All City application fees related to the application under consideration by the decision making authority have been submitted.***

Facts and Findings:

The applicant has paid the required fee for a Design Review Two application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. ***The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

Facts and Findings:

The applicant submitted the application on November 21, 2012. The application was deemed complete on February 11, 2013. In review of the materials received, the Facilities Review Committee found that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion for approval.

4. ***The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).***

Facts and Findings:

Staff cites the findings contained within the Design Review Standard analysis chart that identifies the applicable Design Standards for this proposal.

Therefore, staff finds that by satisfying the conditions of approval, the proposal meets the criterion for approval.

5. ***For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:***
- a. A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable guideline; or***
 - b. The location of existing structural improvements prevent the full implementation of the applicable guideline; or***
 - c. The location of the existing structure to be modified is more than 300 feet from a public street.***
- If the above conditions are found to exist and it is not feasible to locate a proposed addition in such a way that the addition abuts a street, then all applicable design standards except the following must be met:***
- d. If in a Multiple-Use District, building location entrances and orientation along streets, and parking lot limitations along streets (Standards 60.05.15.6 and 60.05.20.8)***
 - e. If in a Multiple-Use or Commercial District, ground floor elevation window requirements (Standard 60.05.15.8)***

Facts and Findings:

The applicant proposes an addition to an existing manufacturing building. The proposed addition is sited to the west of the existing building in an area which is currently landscaped. The applicant meets the majority of the applicable provisions of Sections 6.05.15 through 60.05.30 of the Development Code. The applicant does not strictly meet the standards for 60.05.15.6.A (Street Frontage), 60.05.15.6.C (20' Max Setback), and 60.05.15.6.D (Building Orientation on Two Major Pedestrian Routes).

The applicant states that while the maximum setback for SW Millikan Way is twenty feet, the building addition has been located as close as possible to the property line without removing the existing oak tree. There is currently a large Oak tree near the street frontage that would need to be removed if the building is constructed to the maximum setback. This tree is healthy and the applicant wishes to maintain it.

Staff concurs that the mature Oak tree is an asset to the site and there is value in maintaining the tree for shade as well as visual purposes. In addition there is an existing bioswale in the area that would need to be relocated if the building expansion is constructed to meet the maximum setbacks.

The proposed expansion is located substantially closer to the street and to the intersection of SW 141st Avenue and SW Millikan Way than the existing structure. Staff

finds that the building is moving towards compliance on Design Standards, 60.05.15.6.A (Street Frontage), 60.05.15.6.C (Maximum Setback), and 60.05.20.6.D (Building Orientation on Two Major Pedestrian Routes) the removal of the Oak tree would be necessary for full compliance with the Design Standards.

Therefore, staff finds that the proposal meets the criterion for approval.

- 6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

Facts and Findings:

The applicant has submitted all documents related to this request for a Design Review Two application.

Therefore, staff finds that the proposal meets the criterion for approval.

Design Review Standards Analysis
Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
60.05.15.1.A Max length of attached residential buildings	Residential development is not proposed.	N/A
60.05.15.1.B Min 30% articulation	78% of the south elevation utilizes glass and 60% of the west elevation, exceeding the minimum 30%.	YES
60.05.15.1.C Max 40' between architectural features	Architectural features are not greater than 40' apart.	YES
Roof Forms		
60.05.15.2.A Min roof pitch = 4:12	No pitched roofs are proposed.	N/A
60.05.15.2.B Min roof eave = 12"	No pitched roofs are proposed.	N/A
60.05.15.2.C Flat roofs need parapets	All roofs have walls that project a minimum of 3 feet above the roof.	YES
60.05.15.2.D New structures in existing development be similar	The proposed roof is similar in style to the roof on the existing building.	YES
60.05.15.2.E 4:12 roof standard is N/A to smaller feature roofs	There are no smaller feature roofs present.	N/A
Primary Building Entrances		
60.05.15.3 Weather protection for primary entrance	The primary building entrance is not proposed to be modified.	N/A
Exterior Building Materials		
60.05.15.4.A Residential construction	The proposed construction is industrial not residential.	N/A
60.05.15.4.B Maximum 30% of primary elevation to be made of unfinished concrete block	Unfinished concrete will not exceed 30%. The applicant proposes to use ground face CMU in addition to other treatments on the façade of the building.	YES
60.05.15.4.C Non-residential foundations	The applicant does not propose to have visible foundations.	YES
Roof-Mounted Equipment		
60.05.15.5.A through C Equipment screening	Proposed rooftop mechanical units will be screened by the existing parapet, to be verified at building permit.	YES w/ COA
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.A 50% Street Frontage on Class 1 MPRs	The proposed application does not meet this standard. A reprieve from the standard exists under Section 40.20.15.2.C.4 for additions to existing structures. Please see the response to 40.20.15.2.C.4 for findings.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.15.6.B 35% street frontage	The proposal is not located in a Commercial zoning district.	N/A
60.05.15.6.C 20' max setback and landscaping	See findings under 40.20.15.2.C.4. The applicant proposes to provide landscaping between the building and the street.	YES
60.05.15.6.D Building Orientation on the Corner of Two MPRs	The building is located at the corner of two Major Pedestrian Routes. Please see findings for 40.20.2.C.4	N/A
60.05.15.6.E Pedestrian Entrance or Connection Along MPR	The main entrance along SW Millikan Way has a direct pedestrian connection.	YES
60.05.15.6.F Secondary Entrances	Secondary entrances face, Millikan Way as well as the parking area to the north.	YES
Building Scale along Major Pedestrian Routes		
60.05.15.7.A Min building height 22' along MPR	The proposed addition is 32 feet in height.	YES
60.05.15.7.B Detached residential dwellings are exempt	The proposal does not include any detached residential dwellings.	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A 50% of ground floor elevation to be glazing	The South and West elevations which face Major Pedestaling routes will exceed the 50% glazing requirement.	YES
60.05.15.8.B 35% of ground floor elevation to provide weather protection	The building, which is an addition to an existing structure is set back from the property lines, please see findings for 40.20.2.C.4	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	The proposed expansion does not modify existing vehicular access ways. An additional pedestrian connection along the front of the addition to the main site entrance is added. There are no pedestrian connections to the rear of the building from 141 st Avenue where users would access the site from the MAX transit station. In order to provide efficient pedestrian connections the applicant will be conditioned to provide a paved (pervious or impervious) pedestrian access from SW 141 st Avenue to the rear of the building a minimum of 5 feet in width so that pedestrians do not have to walk through the driveway entrance to access the building.	YES w/ COA

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A Screen waste facilities from public view	The existing trash enclosure will be utilized, no modifications are proposed to the trash enclosure.	N/A
60.05.20.2.B Screen loading docks from public view	No loading docks are proposed or required.	N/A
60.05.20.2.C Screen outdoor storage from public view	The applicant proposes to use the existing trash enclosure.	YES
60.05.20.2.D Screening with chain-link is prohibited	No chain link is proposed for screening purposes.	N/A
60.05.20.2.E Waiver of loading dock screening	No loading docks are proposed or required.	N/A
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	Pedestrian circulation is provided to the existing sidewalk system along SW Millikan Way. Staff is requiring a pedestrian connection from the north entrance to the building from the sidewalk on SW 141 st Avenue.	YES w/ COA
60.05.20.3.B Direct walkway connection	Pedestrian circulation is provided to the existing sidewalk system along SW Millikan Way. Staff is requiring a pedestrian connection from the north entrance to the building from the sidewalk on SW 141 st Avenue. The applicant proposes additional internal connections between the building entrances and parking areas.	YES w/ COA
60.05.20.3.C Walkways every 300'	The applicant is only modifying the western portion of the site and is adding additional pedestrian connections in compliance with this standard.	YES
60.05.20.3.D Physical separation	No proposed sidewalks go through vehicle drive aisles.	N/A
60.05.20.3.E Distinct paving	No existing pedestrian pathways cross drive aisles.	N/A
60.05.20.3.F 5' minimum width	The applicant proposes all major pedestrian connections at 5' in width, additional pedestrian connections, including the connection to 141 st Avenue may be 4' in width to preserve existing trees.	YES
Street Frontages and Parking Areas		
60.05.20.4. A.1 6' minimum landscape buffer between parking and street.	Applicant does not propose to modify existing parking areas.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.4. A.2 Required perimeter landscaping and screening for parking lots	Applicant does not propose to modify existing parking areas.	N/A
Parking and Landscaping		
60.05.20.5.A.2 Parking area landscaping	Applicant does not propose to modify existing parking areas.	N/A
60.05.20.5.B Planter island standards	Applicant does not propose to modify existing parking areas.	N/A
60.05.20.5.C Raised sidewalk standards	Applicant does not propose to modify existing parking areas.	N/A
60.05.20.5.D Tree Species	Applicant does not propose to modify existing parking areas.	N/A
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6 Off-street parking frontages	Applicant does not propose to modify existing parking areas.	N/A
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A Required sidewalk widths	The applicant is requesting an Sidewalk Design Modification to reduce the new portion of sidewalk to 8 feet in width along SW Millikan Way, Existing sidewalk along SW 141 st is not proposed to be modified.	SEE SDM Findings
60.05.20.7.B Sidewalk along building entrances	The applicant proposes connections to the main building entrance and the rear building entrance. Staff is conditioning an additional connection from the north building entrance to the sidewalk at 141 st Avenue.	YES w/ COA
Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts		
60.05.20.8.A and B Drive aisles to be designed as public streets, if applicable	Parking lot drive isles do not meet the thresholds to be developed as private street.	N/A
Ground Floor uses in parking structures		
60.05.20.9	No parking structures are proposed.	N/A

Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping Requirements		
60.05.25.1-4 Residential Open Space	The proposal is not a residential development.	N/A
60.05.25.5.A.2 Minimum Landscape Area (10%)	More than 10% of the site is proposed to be landscaped.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.25.5.B.1-3 Minimum Landscape Area Plantings	The applicant meets the minimum number of landscape plantings for trees, shrubs, and ground cover through retention, addition, and moving of existing plants.	YES
60.05.25.5.C.1 Plaza Requirements	No pedestrian plazas are proposed.	N/A
60.05.25.5.D Foundation Landscaping	The applicant proposes landscaping around the foundation where appropriate.	YES
Standards for Common Greens and Shared Courts in Multiple-Use Zones		
60.05.25.6 Common Greens	Common Greens are not proposed.	N/A
60.05.25.7 Shared Courts	Shared Courts are not proposed.	N/A
Retaining Walls		
60.05.25.8 Retaining Walls	No retaining walls are proposed.	N/A
Fences and Walls		
60.05.25.9 Fences and Walls	The applicant is not proposing new fencing	N/A
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	The property does not abut a residential zone.	N/A
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of facilities	The applicant proposes to retain the existing bioswale between the building and SW Millikan Way and add an additional bioswale to the west of the expansion. The bioswale are integrated into the landscaping of the site and act as attractive landscape features as well as provide stormwater services.	YES
Natural Areas		
60.05.25.12 No encroachment into buffer areas.	There are no natural areas associated with the site or adjacent to the development.	N/A
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering between contrasting zoning districts	The adjacent properties are zoned for employment uses. No buffering is required.	N/A

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
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DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1. Technical Lighting Standards	The applicant does not provide detailed lighting information. As a condition of approval the applicant must provide a complete lighting plan which shows compliance with the City's Technical Lighting Standards prior to building permit issuance, including spec sheets for individual light fixtures.	YES w/ COA
Pedestrian-scale on-site lighting		
60.05.30.2. Pedestrian Lighting	The applicant does not provide detailed lighting information. As a condition of approval the applicant must provide a complete lighting plan which shows compliance with the City's Technical Lighting Standards prior to building permit issuance, including spec sheets for individual light fixtures.	YES w/ COA

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **DR2012-0113 (Vernier Building Expansion Staff Report)** subject to the conditions of approval identified in Attachment D.

ANALYSIS AND FINDINGS FOR SIDEWALK DESIGN MODIFICATION SDM2013-0001

Section 40.58.05. Sidewalk Design Modification Application; Purpose

The purpose of the Sidewalk Design Modification application is to provide a mechanism whereby the City's street design standards relating to the locations and dimensions of sidewalks or required street landscaping can be modified to address existing conditions and constraints as a specific application. For purposes of this section, sidewalk ramps constructed with or without contiguous sidewalk panels leading to and away from the ramp shall be considered sidewalks. This section is implemented by the approval criteria listed herein.

Section 40.58.15.1.C. Approval Criteria

In order to approve a Sidewalk Design Modification application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Sidewalk Design Modification application.*

Section 40.58.15.1.A.1 Threshold: *An application for Sidewalk Design Modification shall be required when the following threshold applies:*

1. The sidewalk width, planter strip width, or both minimum standards specified in the Engineering Design Manual are proposed to be modified.
2. The dimensions or locations of street tree wells specified in the Engineering Design Manual are proposed to be modified.

The applicant's narrative for SDM identifies the change proposed to the sidewalk and planter strip standards.

Therefore, staff find the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The City of Beaverton received the appropriate fee for the SDM application.

Therefore, staff finds the proposal meets the criterion for approval.

3. *One or more of the following criteria are satisfied:*

- a. *That there exist local topographic conditions, which would result in any of the following:*
 - i. *A sidewalk that is located above or below the top surface of a finished curb.*
 - ii. *A situation in which construction of the Engineering Design Manual standard street cross-section would require a steep slope or retaining wall that would prevent vehicular access to the adjoining property.*
- b. *That there exist local physical conditions such as:*
 - i. *An existing structure prevents the construction of a standard sidewalk.*
 - ii. *An existing utility device prevents the construction of a standard sidewalk.*
 - iii. *Rock outcroppings prevent the construction of a standard sidewalk without blasting.*
- c. *That there exist environmental conditions such as a Significant Natural Resource Area, Jurisdictional Wetland, Clean Water Services Water Quality Sensitive Area, Clean Water Services required Vegetative Corridor, or Significant Tree Grove.*
- d. *That additional right of way is required to construct the Engineering Design Manual standard and the adjoining property is not controlled by the applicant.*

The applicant requests a two foot reduction to the ten foot minimum sidewalk width in multiple use zones for the new portion of sidewalk adjacent to SW Millikan Way. The applicant states that reducing the sidewalk to an eight foot width would do less harm to the well-established Oak trees along SW Millikan Way. The applicant proposes a tree protection plan to ensure that the trees are protected during construction to the extent possible. Staff agrees that the Oak trees are a resource to the site and community and should be protected. The eight foot wide sidewalk will meet the intent of the Design Standard by allowing the sidewalk to function while preserving existing natural resources, meeting criterion C above.

Therefore, staff finds the proposal meets the criterion for approval.

- 4. *The proposal complies with provisions of Section 60.55.25 Street and Bicycle and Pedestrian Connection Requirements and 60.55.30 Minimum Street Widths.*

The applicant states that the proposal complies with provisions of Section 60.55.25 as demonstrated in the narrative provided to this Section (Chap. 60). Staff refers to the Facilities Review findings for approval criterion D in reference to compliance with 60.55.25 and 60.55.30.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

- 5. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

The applicant has submitted this Sidewalk Design Modification application with an associated Design Review Two application for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review. Because the applications are being reviewed concurrently, the Commission will review all the applications at one public hearing. Staff recommends a condition of approval requiring the associated applications to be approved before a site development permit is issued.

Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.

6. *The proposed Sidewalk Design Modification provides safe and efficient pedestrian circulation in the site vicinity.*

Staff cites the finding prepared herein in response to Criteria F and G of Facilities Review approval as adequate for supportive findings in response to Criterion No. 6 of SDM approval.

Therefore, staff finds the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **SDM2013-0001 (Vernier Building Expansion)** subject to the applicable conditions identified in Attachment

CONDITIONS OF APPROVAL

DR2012-0113 Design Review Two Application:

A. Prior to issuance of the site development permit, the applicant shall:

1. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
2. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
3. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
4. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, private streets, and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
5. Submit to the City a copy of issued permits or other approvals needed from the Oregon Department of Transportation Rail Division (Dave Lanning at 503.986.4267) for work within 500 feet of the rail crossing area. (Site Development Div./JJD)
6. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
7. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)
8. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)

9. Provide a detailed drainage analysis of the subject site and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The proposal will need to demonstrate how it can achieve compliance with CWS Resolution and Order 2007-020 in regard to redevelopment water quality treatment (see Table 4-1) to the satisfaction of the City Engineer. The analysis will need to be supported with exhibits and calculations. The storm drainage system that this system connects to in 141st Place is substandard and does not have sufficient capacity. A separate system built by light rail does exist in 141st Place downstream of the existing connection that is sized to receive additional flows. Extending this line to the property service location (no less than the site property line) at sufficient size and grade, in the right-of-way, to convey upstream flows will be eligible for Storm Water SDC credits for both quantity and overall conveyance. (Site Development Div./JJD)
10. Have obtained the City Building Official's and City Engineer's approval of the proposed site utility plan for private plumbing needed to serve the development. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. This specifically includes an approved storm water plan for roof, driveway, patio, and walkway run-off. Submittal of a hydrologic report with the site development permit application is required for review and approval by the City Engineer for any infiltration proposal. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer after full review of the existing storm water system. New public storm system construction on and off-site may be required to provide the needed service provision. (Site Development Div./WKP)
11. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer, architect, or surveyor with impervious site area data also shown on the submitted site plans. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas on the entire site. (Site Development Div./JJD)
12. Pay storm water system development charges for overall system conveyance for any net new impervious area proposed. Pay a storm water quality (summer treatment) in-lieu of fee for any new area determined by the City Engineer not practical to provide treatment. Pay a storm water quantity (winter detention) for net new impervious area proposed in lieu of a constructed facility. Credits will be granted for any extra capacity improvements. (Site Development Div./JJD)

13. Provide plans for street lights (Option C unless otherwise approved by the City Operations and Maintenance Director) and for the placement of underground utility lines along street frontages and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./WKP)
14. Submit a revised plan that demonstrates compliance with the bicycle parking standards contained in Section 60.30.10.5.B of the Beaverton Development Code. (Transportation/LP)
15. Provide a plan showing a minimum five foot wide paved pedestrian path (pervious paving materials which are ADA accessible are acceptable) from SW 141st Avenue, at the south side of the driveway entrance to the rear building entry. The sidewalk may meander to avoid impacting trees. (Transportation/LP)
16. Commercial Buildings-Required Fire Flow: The required fire flow for the building shall not exceed 3,000 gallons per minute (GPM) or the available GPM in the water delivery system at 20 psi, whichever is less as calculated using IFC, Appendix B. A worksheet for calculating the required fire flow is available from the Fire Marshal's Office. (OFC B105.3) Provide a current fire flow test of the nearest fire hydrant demonstrating available flow at 20 psi residual pressure as well as fire flow calculation worksheets. Fire flow calculation worksheets as well as instructions are available on our web site at www.tvfr.com. Please forward copies to both TVF&R as well as City of Beaverton Building Services. (TVF&R/JF)
17. Fire Hydrant Number and Distribution: The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Appendix C, Table C 105.1. Fire flow calculations are required to determine the required number of hydrants required based on Table C105.1. Provide a plan that shows all area fire hydrants. Additional fire hydrants may be necessary based on the fire flow calculations. (TVF&R/JF)
18. Aerial Fire Apparatus Access: Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. (OFC D105) **Waived on the condition that both the existing and new addition will have a full complying NFPA 13 fire sprinkler system.** (TVF&R/JF)

19. Surface and Load Capacities: Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 60,000 pounds live load (gross vehicle weight). You may need to provide documentation from a registered engineer that the design will be capable of supporting such loading. (OFC D102.1)(TVF&R/JF)
20. Painted Curbs: Where required, fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at approved intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (OFC 503.3) (TVF&R/JF)
21. Ensure that the associated Sidewalk Design Modification application has been approved and is consistent with the submitted plans. (Planning Division/JF)

B. Prior to any site plumbing or building permit issuance, the applicant shall:

22. Submit a complete site development permit application and obtain plan approval for onsite work from Site Development Division. (Site Development Div./JJD)
23. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)
24. Applicant shall provide details for all mechanical units showing that the units will be fully screened. (Planning Div./JF)

C. Prior to release of performance security, the applicant shall:

25. Have fully completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)
26. Have installed street lights and placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./WKP)
27. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records if private storm treatment facilities are utilized to meet standards for any lot. (Site Development Div./WKP)

28. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the treatment vegetation within the new and reconstructed surface water quality facility, as determined by the Public Works Director. If the plants are not well established (as determined by the Public Works Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record and landscape architect (or wetland biologist) that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Operations Director prior to release of the security. (Site Development Div./JJD)

D. Prior to final inspection of any building permit, the applicant shall:

29. Have substantially completed the site development improvements to provide minimum critical public services (wet utilities installed and fire access) as determined by the City Engineer. (Site Development Div./WKP)
30. Have obtained an Industrial Sewage (Source Control) Permit from the Clean Water Services District (CWS) and submit a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./JJD)
31. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
32. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
33. Granted any required easements and dedications as approved by the City Engineer for area encumbered; and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements and dedications are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div./WKP)
34. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning Div./JF)
35. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning Div./JF)
36. Ensure all landscaping approved by the decision making authority is installed. (Planning Div./JF)

37. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning Div./JF)
38. Ensure that the planting of all approved deciduous trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Deciduous trees shall have straight trunks and be fully branched, with a minimum caliper of 1-1/4 inches and a minimum height of 8 feet at the time of planting, except that dwarf and compact varieties may be may be approved at any size. Deciduous trees may be supplied bare root provided the roots are protected against damage. Each tree is to be adequately staked. (Planning Div./JF)
39. Provide a complete lighting plan which shows compliance with the City's Technical Lighting Standards, including spec sheets for individual light fixtures and a plan showing the location of the lighting fixtures and photometric details which show that lights do not shed beyond any property line at greater than 0.5 footcandles. (Planning Div./JF)

SDM2013-0001 Sidewalk Design Modification Application:

1. Ensure that the associated Design Review Two application has been approved and is consistent with the submitted plans. (Planning Division/JF)